

Acker Lambert Hinton, P.A.
859 Pendleton Street
Post Office Box 9
Pickens, South Carolina 29671

TITLE TO REAL ESTATE NTC
=====

STATE OF SOUTH CAROLINA

PICKENS COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That, we, **J. S. Dalton, R. Allison Dalton, Trustee, or his successors in trust, under the R. Allison Dalton Trust Agreement dated October 15, 2010 and Donald L. Winchester** in the State aforesaid, in consideration of the sum of One Dollar and other consideration to the grantor(s) in hand paid at and before the sealing of these presents by Grantees, (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said **Charles E. Dalton, all our right, title and interest** in the following described real estate:

All that certain pieces parcel or tract of land, lying and being situate in the State of South Carolina, County of Pickens, located approximately 0.5 miles South of the Town of Pickens, and **containing 3.6 acres more or less**, according to plat of T. Craig Keith, Surveyor, dated January 17, 1972, in **Plat Book 23, Page 522**, reference to which is hereby made for a more complete and accurate description and being thereon more fully described, according to the said plat as follows, to-wit:

Beginning at a point at intersection of S.C. Highway 178 and City Street running thence with the City Street South 82-58 West 153.6 feet to a point, thence South 10-30 West 750.0 feet to a point, thence North 77 East 340.0 feet to a point on edge of S.C. Highway 178, thence with Highway 178 as follows: North 01- 50 West 446.0 feet, North 05-02 West 100.0 feet, North 09-02 West 142.4 feet to the point of beginning, and containing 3.6 acres more or less.

This being the same property conveyed to Donald L. Winchester by Deed of Distribution from The Estate of Ann Dalton Winchester, dated 01/11/2018, recorded on 01/11/2018 in Book 1923, Page 198, in the Office of the Register of Deeds for Pickens County, South Carolina. The same property conveyed to R. Allison Dalton, Trustee, or his successors in trust, under the R. Allison Dalton Trust Agreement dated October 15, 2010 by Deed from R. Allison Dalton a/k/a Roy Allison Dalton a/k/a Allison Dalton, dated 08/14/2015, recorded on 08/18/2015 in Book 1704, Page 314, in the Office of the Register of Deeds for Pickens County, South Carolina. The same property conveyed to J. S. Dalton, Ann D. Winchester, Allison Dalton and Charles Dalton by Deed from Roy S. Dalton, dated 01/16/1981, recorded on 01/27/1981 in Book 13-W, Page 967, in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS# 4181-20-81-5542

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises.

TOGETHER with all and Singular the Rights, Members, Hereditments and Appurtenances to the said premises, belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Grantees and his heirs and assigns forever.

And Grantors do hereby bind the Grantors and the Grantor's heirs and Personal Representatives to warrant and forever defend all and singular the said premises unto the Grantee, and the Grantee's heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's hand and seal this 30th day of January in the year of our Lord Two Thousand Nineteen.

Signed, Sealed and Delivered
in the Presence of

Kayla F. Burgess

Amy C. Huff

Amy C. Huff

Witness for Donald L. Winchester

Sarah C. Durham

Witness for Donald L. Winchester

J. S. Dalton L.S.
J. S. Dalton

Donald L. Winchester L.S.
Donald L. Winchester

R. Allison Dalton L.S.
Dalton, R. Allison Dalton, Trustee, or his successors in trust, under the R. Allison Dalton Trust Agreement dated October 15, 2010

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF PICKENS)

Amy C. Huff
I, ~~Sean J. Hinton~~, Notary Public for South Carolina, do hereby certify that J. S. Dalton and R. Allison Dalton, Trustee, or his successors in trust, under the R. Allison Dalton Trust Agreement dated October 15, 2010, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by name and official seal this the 30th day of January, 2019.

Amy C. Huff
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires: 5/18/28

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF PICKENS)

I, Amy C. Huff, Notary Public for South Carolina, do hereby certify that Donald L. Winchester, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by name and official seal this the 29th day of January, 2019.

Amy C. Huff
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires: 5/18/28

Grantee Address: 11 Harvest Ct., Greenville, SC 29601

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF PICKENS)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is bearing Pickens County Tax Map Number 4181-20-81-5542, was transferred by J. S. Dalton and R. Allison Dalton, Trustee, or his successors in trust, under the R. Allison Dalton Trust Agreement dated October 15, 2010 and Donald L. Winchester to Charles Dalton on January ___, 2019.
3. Check one of the following: This deed is:
 - a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - c) ___ exempt from the deed recording fee because (See information section of affidavit): _____.

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time original sale and was the purpose of this relationship to purchase the realty?: Check Yes ___ No ___

4. Check one of the following if either item 3(a) or item 3(b) above had been checked (see information section of this affidavit)

- a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 75,000.00.
- b) ___ The fee is computed on the fair market value of the realty which is \$ _____.
- c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If Yes, the amount of the outstanding balance of this lien or encumbrance is \$ _____.

6. The deed recording is computed as follows:

- a) Place the amount listed in item 4 above here: _____
- b) Place the amount listed in item 5 above here: _____
- (If no amount is listed, place zero here)
- c) Subtract Line 6(b) from Line 6(a) and place here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Purchaser.

9. I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Charles Dalton
Purchaser or Legal Representative of the Purchaser

SWORN to before me this 29 day of January, 2019.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10-11-22